

THE STATE OF TEXAS :

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HOOD :

SKY ENTERPRISES, INC., a Texas corporation ("Dedicator"), is the owner of real property in Hood County, Texas, including the lands specifically described in Exhibit "A" attached hereto and made a part hereof for all purposes, a map and plat of which is also attached hereto as Exhibit "B" and incorporated herein for all purposes.

WHEREAS, Dedicator desires to Subdivide and plat said real property and other lands, in installments, from time to time, as an orderly development, with areas in these or other lands hereafter :
platted by Dedicator for single family residences, duplexes, area for condominiums, areas for apartments, areas for commercial development, areas for a mobile home park, areas for marinas, and areas for recreational and other uses, with their allied facilities;

NOW, THEREFORE, Dedicator does hereby adopt the attached map and plat, Exhibit "B", as its plan for subdividing said land, to be hereafter known as Lots 1 through 215, inclusive, and Lots 220 through 244, inclusive, in SKY HARBOUR, Section Eleven, an Addition to HOOD COUNTY, TEXAS.

Streets designated on said plat are to provide Dedicator, its successors and assigns, and the owners of the various lots of SKY HARBOUR ADDITION, with ingress and egress to the area and are reserved as private ways, and no right of the public generally shall accrue in and to any of such streets. The right of ingress and egress is reserved and retained over all lands described in Exhibit "A" for the purpose of maintenance of the common properties, the cutting of weeds and grass, and the cleaning of said lands at the expense of the owners thereof.

Dedicator reserves to itself, its successors and assigns, the right to convey said easements or rights therein to the public or to SKY HARBOUR OWNERS ASSOCIATION, INC. (hereinafter referred to as "The Association") for the benefit of said properties, and other properties hereafter platted by Dedicator.

Dedicator reserves to itself, its successors and assigns, an easement and right to construct and maintain sewer lines and their appurtenances in, over and across all lands described in Exhibit "A" should Dedicator elect to install same.

For the purpose of assuring the orderly and uniform development of such property and for the benefit of each purchaser of a lot in said Addition, the following restrictions upon the use of said property are hereby established:

1. Use of land:

(a) Only a single family residence or a single mobile home shall be parked or permitted to remain on any lot. No unsightly storage shall be permitted. No boats, trucks, camping trailers, or unsightly vehicles shall be stored or kept except in appropriate out-buildings.

(b) No mobile home shall ever be used except as a single family residence.

(c) No garage, boathouse, or outbuilding on any lot shall be used as a residence or living quarters, temporarily or otherwise, except by servants engaged on the premises.

(d) Each lot shall be kept free of trash, garbage, rubbish and weeds. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All fires must be enclosed safely.

In the event this covenant is breached to the extent that an eyesore or fire hazard is the result, Dedicator (or the Association) may at its discretion, perform the work necessary to cure the objection, and levy such costs against the lot owner.

(e) No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall

be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

(f) The construction or maintenance of billboards, poster boards or advertising structures of any kind on any part of any lot is prohibited, except signs not exceeding five (5) square feet in size advertising property for sale or rental.

(g) No lot shall be subdivided without approval of the Dedicator; however, Dedicator expressly reserves the right to subdivide any lot in said addition so long as it shall hold title thereto.

(h) No oil drilling, development, or refining, or quarrying or mining operations of any kind shall be permitted upon any lot.

(i) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.

(j) No tank for the storage of oil or other fluid may be constructed or maintained on any lot above the surface thereof.

(k) No noxious or offensive activity shall be carried on any lot, nor shall any nuisance be created thereon.

(l) No radio, television towers or aerial wires shall be maintained over any part of any lot not occupied by a structure, and all such must be approved in writing by the Dedicator prior to erection.

(m) No improvements shall be so constructed on any lot so as to interfere with the easements of record of the Brazos River Authority to flood, overflow, or inundate portions of said lots, and

no improvements shall be constructed at or below 693 feet above mean sea level without prior approval by the Brazos River Authority.

(n) All applicable rules and regulations of the Brazos River Authority, their successors and agents, shall be strictly complied with.

(o) No use shall be made of the premises so as to result in the draining or dumping into Granbury Lake or its watershed of any refuse, sewage, or other material which might tend to pollute its waters. All lavatories, toilets, and bath facilities shall be installed indoors and shall be connected with adequate grease traps, septic tanks, and lateral lines constructed to comply with the specifications of the Brazos River Authority and governmental authorities having jurisdiction, and no "outside" or surface toilets shall be permitted under any circumstances. All lavatories, toilets and bath facilities shall be completely installed and functioning before a building is occupied. When and if a sewage treatment plant and collection system for the service of the premises is provided, it shall be used as the sole means of sewage disposal for such premises.

(p) The use or discharge of firearms is expressly prohibited within said addition.

(q) No building material of any kind shall be placed or stored upon any lot except during construction; and then such material shall be placed within the property lines of the lot on which the improvements are to be erected.

2. Construction of Residences, Mobile Homes and Outbuildings:

(a) Residences:

(1) Every residence erected on any lot or plot shall front on the street on which it is located unless the Dedicator approves in writing a different frontage.

(2) Every residence on a corner lot or plot shall front on the street designated by the Dedicator and shall present a good appearance on the other street on which it is located.

(b) Mobile Homes:

(1) The exterior of each shall be of suitable appearance, and each mobile home shall be skirted with materials matching the exterior

of the mobile home reaching the lot surface and completely covering the undercarriage.

(2) Each mobile home shall be supported by concrete blocks or similar substantial materials.

(3) Every mobile home on a corner lot or plot shall front on the street designated by the Dedicator and shall present a good appearance on the other street on which it is located.

(c) Outbuildings:

Outbuildings shall be of design and construction similar and comparable to that of the mobile home/residence. No outbuilding shall exceed the mobile home/residence in height, unless by written consent of the Dedicator. Cooling towers and all other mechanical units located in front or at the side of the mobile home/residence must be screened to the satisfaction of the Dedicator.

(4) Swimming pools shall not be nearer than five feet to any lot line and shall not project with their coping more than two feet above the established grade.

3. Approval of Plans:

No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Dedicator as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topograph and finish grade elevation.

No mobile home shall be placed on any lot until a written description and photograph thereof have been approved by the Dedicator as to quality of workmanship, materials, and harmony of external design with existing structures. If Dedicator, or its designated representative, fails to approve or disapprove within ten (10) days after plans, specifications and photograph have been submitted to it, approval shall be deemed to have been given.

A copy of all such plans, specifications, photographs and other written information required by the Dedicator shall be left with it after the same have been approved.

4. Required Size of Mobile Homes, and Homes:

No mobile home or residence having a floor area of less than 600 square feet shall be parked or permitted on said lots.

5. Building Lines:

(a) Each mobile home or residence shall not be located closer to the front lot line than 25 feet or 10 feet from the said lot line.

(b) Dedicator reserves the right to change in writing any setback lines or the set-back from the side lines hereinbefore set out of any lot or plot so long as it holds legal title to such lot or plot and likewise reserves the right to make such changes with the consent of the owner of the property involved after it has parted with the title to such property. In no event shall such setback lines be changed by more than ten (10) feet without the consent of the adjoining property owners.

6. Easement Reserved:

An easement 5 feet in width is hereby along all sides of each lot as may be necessary for the installation and maintenance of utilities and lines. Dedicator reserves the easements designated on the attached map for the purpose of constructing and maintaining and permitting the construction and maintenance of pipe lines, conduits, telephone, telegraph and electric light poles and other equipment necessary to the supply of any public utility service. Fences, walls and hedges, but no building or structure of any other character may be erected and maintained on such easements, provided (1) that such fences, walls and hedges do not interfere in any way with the use of such easements and (2) that such public utilities may at any time without liability to the owner, remove any such fence, wall or hedge where the removal of the same is incidental to the performance of its public service operations. Dedicator shall have the right to vacate the easements appurtenant to any lot, provided such vacation shall not prevent access by utilities then occupying any such easement to any lot shown on said plat.

7. General:

(a) Dedicator reserves the right to redivide and replat any property shown on the attached map not theretofore sold by it; to change

the size of any lot or lots shown in this or any subsequent dedication or map of said property; to change the minimum "floor area" for mobile homes or residence, as provided in Section 4; to change the location of streets and easements prior to the time the same shall actually have been opened up for public use or availed of by the public or by public utilities, all without the consent of any person owning any of the property described hereinabove; provided, however, that no change (1) shall operate to deprive any then owner of any of such property of reasonable access to his property or (2) shall result in reducing the frontage or depth of any lot or plot now shown on the attached map to a number of feet less than the frontage and depth of the smallest lot or plot shown on the attached map or (3) shall permit a minimum "floor area" of any mobile home or residence as provided in Section 4 of less than 600 square feet.

(b) In the event of any dispute over the proper interpretation of any of the provisions of this dedication, the determination of Dedicator shall be final and binding on all interested persons.

(c) Dedicator may include restrictions other than those set out herein in any contract or deed to any lots or plots without otherwise modifying the general plan above outlined.

(d) The restrictions herein set out shall be referred to, adopted and made a part of each and every contract and deed executed by and on behalf of Dedicator conveying said property, or any part thereof, for all intents and purposes as though incorporated in full therein.

(e) All of the restrictions, covenants, reservations appearing herein, as well as those appearing in any contract, deed or other conveyance to or covering any part of this property, shall be construed together, but if any one of the same shall be held to be invalid, or for any reason is not enforced, none of the others shall be affected or impaired thereby, but shall remain in full force and effect.

8. Sky Harbour Owners Association, Inc.:

(a) Each purchaser of a lot or lots in this or future dedications by Dedicator, its successors and assigns, shall become

a member of the Association, a non-profit corporation to be organized for the purpose of maintaining parks, ways, lanes, roads, channels, marine facilities, security protection, and other services for the common benefit of its members. All owners of a lot or lots shall be required to be members of the Association and to pay when due, such dues, fees, and charges as the Association shall find necessary for the maintenance of the facilities and services, including but not limited to the maintenance of roads, ways, parks, channels, marine facilities and any other services and benefits which the Association may provide for the benefit of the lots, facilities, and members. 51 percent of the voting stock of the Association shall be retained by Dedicator until such time as the voting rights shall be transferred to the membership at large, in accordance with the by-laws of the Association.

(b) This requirement may be waived by Dedicator in the case of lending institutions that may bid said property in at any foreclosure sale brought by them without regard to such membership restrictions, nor shall it apply with respect to a transfer of such property pursuant to a duly probated will or by virtue of intestacy, pursuant to the Statutes of the State of Texas. In the event of refusal to pay such dues, fees and charges of the Association or in the event of a transfer of title by virtue of foreclosure, probate of will or intestate succession, Dedicator, its successors or assigns shall have an absolute right and option to purchase said lot from the violating owner or any such transferee or transferees in the event they shall decide to sell, transfer or convey the same at the same price and on the same terms of any good faith offer to purchase acceptable to such owner or transferee.

(c) By the acceptance and retention of title to any lot in the SKY HARBOUR ADDITION, each Grantee, his heirs and assigns does hereby covenant and agree that the Association, its successors and assigns shall have a lien upon the subject lot or lots, second only to liens for taxes and any duly-recorded mortgage, to secure the payment of the aforementioned dues, fees, and charges, including court costs and reasonable attorney's fees incurred in connection with the

collection of the same, it being agreed and understood that this covenant and agreement shall be in addition to and shall not be affected by such contracts, security agreements, and applications as such Grantees, their heirs or assigns may enter into with the Association.

(d) Unimproved lots owned by Dedicator or by a corporation or other entity with substantially the same ownership and controls as Dedicator shall not be subject to such assessment.

(e) Each owner of a lot in said Addition, his heirs and assigns, shall be assessed the sum of \$3.00 per month for the maintenance and operations of the Association's services and facilities until Dedicator has transferred the voting rights in the stock to the membership at large; thereafter, such assessment shall be determined by the Association in accordance with its by-laws. Neither Dedicator nor any corporation or other entity with substantially the same ownership and control as Dedicator shall ever be assessed by the Association for any unimproved lot owned by it or transferred to a corporation or other entity with substantially the same ownership and control.

9. Right to Enforce:

(a) The restrictions herein set forth are imposed upon each lot and plot of land for the benefit of each and every other lot and plot, shall constitute covenants running with the land, and shall inure to the benefit of and be binding on the Dedicator, its successors and assigns, and each and every purchaser of, and person acquiring any interest in any part of such land, and their heirs and assigns, and all persons acquiring any of the land covered by these restrictions shall be taken to agree and covenant to conform to and observe all such restrictions as to the use of land (no restrictions or covenants herein set forth shall be binding on any corporation, person or persons except in respect to breaches committed during the time such corporation or person owns or has an interest in said land or part thereof); and the Dedicator, its successors and assigns, and the owner or owners of any part of such land and of any interest therein, acting jointly or severally, shall have the right to sue for and obtain an injunction to prevent the breach of, or to enforce the observance of the restrictions and covenants above set

forth in addition to the ordinary legal action for damages, and the failure of any one or all of such persons to enforce any of the restrictions or covenants herein set forth at the time of its violation shall in no event be deemed to be a waiver of the right to do so at any time thereafter, nor shall the failure to enforce such restrictions as to any one or more lots or plots or as to any one or more owners thereof, be deemed a waiver of the right to enforce them as to any and all other lots and owners; nor shall the failure of the Dedicator to enforce any such covenants, conditions or restrictions give rise to any cause of action against it by any other person.

(b) Only the Association heretofore referred to, its successors or assigns, may file suit to collect any of the charges and expenses mentioned in these restrictions, covenants, and conditions to enforce foreclosure of any lien therein granted, and said suit to be filed in any court of competent jurisdiction and with venue to be in Hood County, Texas.

10. Right to Assign:

Dedicator reserves the right to sell, transfer and assign all rights, easements, reservations and privileges herein provided.

11. Duration:

All of the restrictions and covenants herein set forth, save as the same may be changed pursuant to the provisions of this dedication, shall continue and be binding upon the Dedicator, its successors and assigns, and all parties claiming by, through or under it until January 1, 1990, provided that the owners of the legal title to land accounting for more than fifty percent (50%) of the area covered by this dedication and subsequent dedications and amended dedications of SKY HARBOUR Addition, may at any time after ten (10) years from the date of this instrument, by written document, duly executed, acknowledged, and recorded in the Deed Records of Hood County, Texas, from time to time release any one or more of the restrictions or conditions herein set forth as to any lot or lots herein dedicated, such instrument to become effective from the date of recording. All restrictions and covenants affecting lots herein dedicated from such date for

successive periods of ten (10) years each, subject to the right to
change the same pursuant to the provisions of this dedication.

EXECUTED this the 31st day of May, 1972.

SKY ENTERPRISES, INC.

By: Olen W. Yandell
President

ATTEST:

Ann L. Tait
Secretary

THE STATE OF TEXAS :

COUNTY OF TARRANT :

BEFORE ME, the undersigned authority in and for said County,
Texas, on this day personally appeared Olen W. Yandell, known to me
to be the person and officer whose name is subscribed to the foregoing
instrument, and acknowledged to me that the same was the act of th
said SKY ENTERPRISES, INC., a corporation, and that he executed the
same as the act of such corporation for the purposes and considera-
tion therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of
May, A. D., 1972.

Margaret Bradley
Notary Public in and for Tarrant County, Texas

WAYNE GRAHAM
Registered Public Surveyor
1747 N. McCart
Stephenville, Texas 76401

SKY HARBOR ADDITION
SECTION 11

THE STATE OF TEXAS:
COUNTY OF HOOD :

Field Notes of a survey of a 61.10 acre tract of land out of the John Chenoweth Survey and being out of the Homer M. Denny Land described in Volume 89, page 417, Deed Records of Hood County, Texas and described as follows:

Beginning at an iron rod set at a fence corner post, the SW Corner of the Homer M. Denny Second Tract and the NW Corner of Sky Harbour, Unit Ten, a subdivision of Hood County, Texas, Plat of said subdivision being of Record in Volume 180, page 421, Deed Records of Hood County, Texas, for an interior Corner of this tract;

Thence, along the East line of the Homer M. Denny First Tract and West line of Sky Harbour, Unit Ten and a very old fence line as follows: S 34° 22' E, 214.5'; S 31° 39' E, 358.7'; S 33° 30' E, 326.8'; S 29° 55' E, 221.1'; to the SE Corner of Sky Harbour, Unit Ten and the most Westerly NW Corner of Sky Harbour, Section Two, Plat of subdivision being of Record as Laguna Tres North, Section Two, and recorded in Plat Record Book 1, Page 32, Plat Records of Hood County, Texas, for a corner of this tract;

Thence S 31° 03' E, along West line of Section Two and East line of Denny First Tract, 32.6' to the most Northerly NE Corner of Sky Harbour, Section One, for a corner of this tract;

Thence, along the West Boundary lines of Sky Harbour, Section One as follows: S 53° 57' W, 206.5'; S 21° 58' W, 195.2'; S 02° 33' W, 762.4'; to the SW Corner of Sky Harbour, Section One and in the North line of Laguna Tres Estates, Plat of said subdivision being of Record in Plat Record Book 1, page 48, for the most Southerly SE Corner of this tract;

Thence S 58° 17' W, along the North line of Laguna Tres Estates and a South line of Denny, First Tract, 714.9' to an iron rod set at its SW Corner, for the SW Corner of this tract;

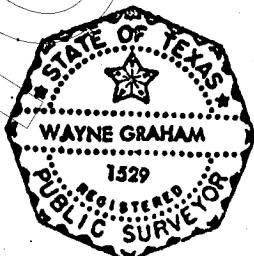
Thence N 32° 18' W, along the West line of Denny, First Tract and a fence line, 1994.3' to an iron rod set at a fence corner post, for the NW Corner of this tract and Western most NW Corner of Denny, First Tract;

Thence N 56° 51' E, along a fence line on South side of field and a line of Denny, First Tract, at 1212.6' pass interior corner of said tract, continuing in all, 1575.7' to an iron rod set in the West line of a 30' wide road and the West line of a 0.43 acre tract of land conveyed Olen W. Yandell by H. M. Denny by deed dated October 10, 1968 and Recorded in Volume 154, page 70, Deed Records for the NW Corner of this tract;

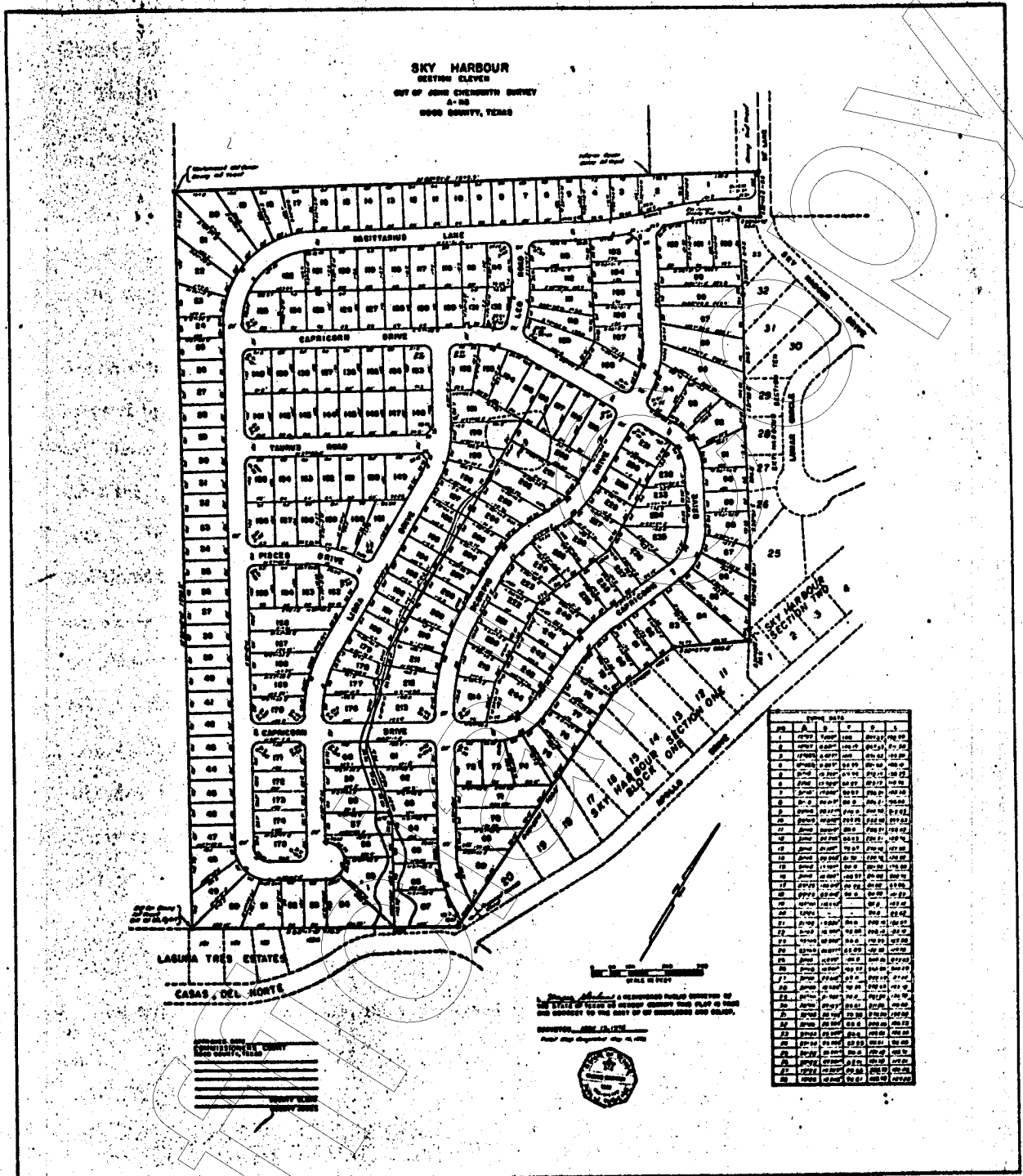
Thence S 32° 02' E, along West line of said 0.43 acre tract, 119.4' to an iron rod set at its SW Corner, for the SE Corner of this tract;

Thence S 58° 07' W, along the South line of Denny, Second Tract, 60.0' to the place of beginning and calculated to contain 61.10 acres of land.

Surveyed April 20, 1972



Wayne Graham
Wayne Graham
Registered Public Surveyor No. 1529



FILED FOR RECORD THE 5 DAY OF June 1972 AT 4:15 P. M.
RECORDED THE 6 DAY OF June 1972 AT 8:30 A. M.
BY: Steve Tyler DEPUTY
BRUCE PRICE, COUNTY CLERK
HOOD COUNTY, TEXAS